



TENANT IMPROVEMENT PLANNING REVIEW CHECKLIST

The following information may be utilized as a guide for planning approval, and shall not be considered a complete list of required information. Since each development/project is different, the City of Scottsdale reserves the right to request additional information to ensure a project is in compliance with all City requirements, codes, ordinances, and approvals. **4 complete set are required for submittal.**

TENANT IMPROVEMENT CONFORMANCE WITH THE ZONING ORDINANCE

- A tenant improvement (T.I.) shall address all Zoning Ordinance and related approvals.

TENANT IMPROVEMENT PROJECT INFORMATION

- The tenant improvement plan cover sheet shall include the information indicated with an “☒”:
 - ☒ Project name
 - ☒ Parcel address
 - ☒ Vicinity map
 - ☒ All applicable case (CDS plan check) numbers shall be provided along the right border or bottom right hand corner. A 1/4-inch minimum lettering is required on all sheets
 - ☒ Name, address, telephone number, email, fax number, design professionals (architect, civil engineer, etc.), and owner
 - ☒ All font shall be 12 point
 - ☐ Other

TENANT IMPROVEMENT PROJECT DATA

- The tenant improvement plan cover sheet shall include the following information indicated with an “☒” . Requirements may vary depending on zoning district and project/development:
 - ☒ Zoning
 - ☒ Tenant use
 - ☒ Parking required for T.I. based on the Zoning Ordinance.
 - ☒ Total number of standard parking stalls, required and provided, for the entire complex. Compact stalls are not to be included in the provided number since the Zoning Ordinance does not recognize them (show calculations). (See the attached parking analysis and projection form for required information)
 - ☒ Total number of accessible stalls required and provided (standard and van). (Show calculations)
 - ☒ Total number of bike racks required and parking provided (show calculations).
 - ☒ All tenant improvements require a complete parking analysis (e.g. all retail centers/complexes, mixed-use office complexes, mixed use industrial centers/complexes), based on the Zoning Ordinance, to verify parking requirements. (See the attached parking analysis and projection form for required information.)
 - ☐ Restaurants and bars are required to submit a separate floor plan work sheet indicating the square feet of the public floor area, bar area, and the kitchen area . See the Zoning Ordinance definitions to see how these areas are defined. The floor plans shall also identify each area's use (kitchen, rest room, bar, server station, etc.).
 - ☐ Other

TENANT IMPROVEMENT REQUIRED NOTES

- The following notes shall be provided on the cover sheet:
 - ☐ All signs require separate permits and approvals.
 - ☐ No exterior vending or display shall be allowed.
 - ☐ All exterior mechanical, utility, and communication equipment shall be screened, to the height of the tallest unit, by a parapet or screen wall that matches the architectural color and architectural finish of the building. Ground-mounted mechanical, utility, and communication equipment shall be screened by a

